



To: Planning & Property Policy Board

On: 17th May 2016

Report by: Director of Finance & Resources

Heading: Shop premises at 1 Howe Street, Paisley.

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the shop premises at 1 Howe Street, Paisley.
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2. Recommendations

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property and the Head of Corporate Governance to conclude a new lease of the shop premises at 1 Howe Street, Paisley, on the basis of the main terms and conditions contained in this report.
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3. Background

- 3.1. Mr Tony Tran has leased the shop property at 1 Howe Street, Paisley on a month to month basis since June 2012. This property trades as a Chinese takeaway and has a current passing rental of £7,020 per annum. Mr Tran is keen to invest in his business but considers that there will be more incentive

for him to do so if he had more security of tenure. He has therefore requested a new longer lease instead of the current short term agreement.

- 3.2. Discussions have taken place with Mr Tran, and the following main terms and conditions of lease have been provisionally agreed.

4. **Proposed terms and conditions of lease;**

- 4.1 The existing short term lease shall be renounced at a mutually agreed date between both parties.
- 4.2 The new lease shall be for a period of 10 years and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.
- 4.3 The initial annual rental shall be £7,200, and the rent shall be reviewed after 5 years.
- 4.4 The use of the property shall continue as a Chinese takeaway.
- 4.5 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.
- 4.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property to protect the Council's interest.

Implications of the Report

1. **Financial** – Annual rental of £7,200 to be received.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

Wealthier & Fairer - New lease will provide more security of tenure for both landlord and tenant.

4. **Legal** – New lease to be concluded.

5. **Property/Assets** – As per this report.

6. **Information Technology** – none.

7. **Equality & Human Rights** -

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights

have been identified arising from the recommendations contained in the report because no groups or individuals have any involvement currently at the property. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

- 8. **Health & Safety** – none.
- 9. **Procurement** – none.
- 10. **Risk** – none.
- 11. **Privacy Impact** – none.

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Renfrewshire
Council

1 Howe Street, Paisley

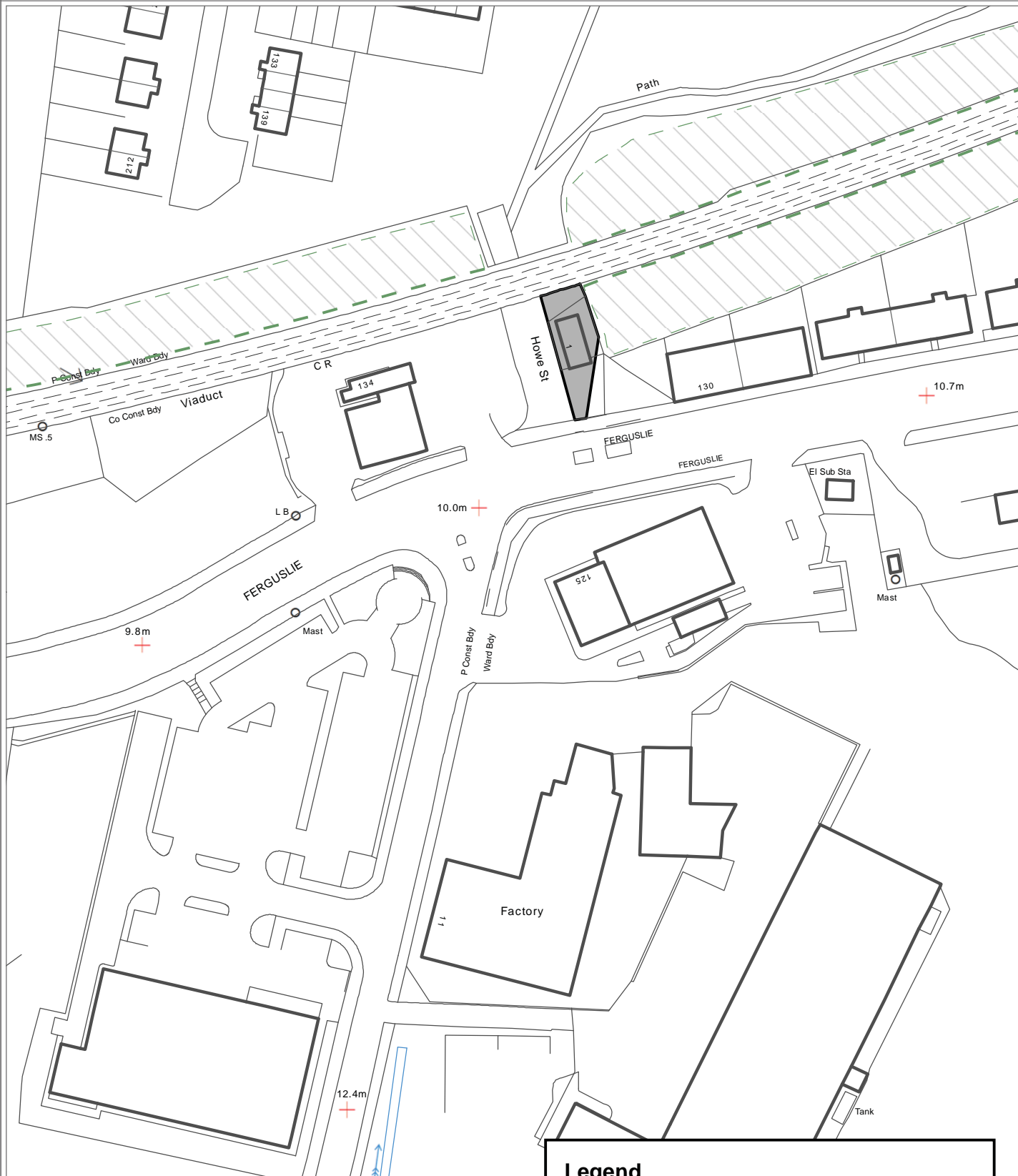
Report / Lease Plan Ref. E2470



1:1,250


User: howardhaughj2

Date: 30/03/2016



Notes:

Legend

 E2470, Area to be leased extends to 240sqm or thereby